

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re:	Case No.:	<u>19-21672</u>
Ronald Brodie	Chapter:	<u>7</u>
	Judge:	<u>ABA</u>

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**NOTICE OF PROPOSED ABANDONMENT**

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Brian S. Thomas, Chapter 7 Trustee in this case proposes to abandon property of the estate described below as being of inconsequential value. If you object to the abandonment, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party named below not later than 7 days before the hearing date.

Address of the Clerk:	Mitchell H. Cohen US Courthouse 401 Market Street Camden, NJ 08101
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If an objection is filed, a hearing will be held before the Honorable Andrew B. Altenburg, Jr. on 05/04/21 at 10 a.m. at the United States Bankruptcy Court, Courtroom no. 4B. (Hearing date must be at least 28 days from the date of this notice). If no objection is filed, the abandonment shall take effect on entry by the clerk of a Certification of No Objection.

Description and value of property:	717 Shore Drive (Jointly owned with wife) Vero Beach, FL Value \$750,000.00
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Liens on property:	2EE, LLC \$450,000.00
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Amount of equity claimed as exempt:	\$50,300.00
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Objections must be served on, and requests for additional information directed to:

Name:	<u>Brian S. Thomas, Chapter 7 Trustee</u>
Address:	<u>327 Central Avenue, Suite 103, Linwood, NJ 08221</u>
Telephone No.:	<u>609-601-6066</u>

In re:  
Ronald Brodie  
Debtor

Case No. 19-21672-ABA  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0312-1  
Date Rcvd: Mar 31, 2021

User: admin  
Form ID: pdf905

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Total Noticed: 43

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 02, 2021:

Recip ID	Recipient Name and Address
db	+ Ronald Brodie, 20 Palmer Drive, Moorestown, NJ 08057-3874
aty	+ Kasen & Kasen, 1874 E Marlton Pike, Cherry Hill, NJ 08003-2044
cr	+ Landmark Growth Capital Partners, LP, c/o Joel R. Glucksman, Esq., Scarinci & Hollenbeck, LLC, 1100 Valley Brook Avenue, Scarinci & Hollenbeck, LLC, 1100 Valley Lyndhurst, NJ 07071-3620
cr	+ Landmark IAM Growth Capital, LP, c/o Joel R. Glucksman, Esq., Scarinci & Hollenbeck, LLC, 1100 Valley Brook Avenue, Scarinci & Hollenbeck, LLC, 1100 Valley Lyndhurst, NJ 07071-3620
cr	+ Noble Opportunity Fund II, LP, 1817 Olde Homestead Lane, Suite 101, Lancaster, PA 17601-6751
r	+ Weichert Realtors, 202 W. Main Street, Moorestown, NJ 08057-2326
518296086	+ 2EE LLC, 2 Bala Plaza, Suite 503, Bala Cynwyd, PA 19004-1514
518296088	+ American Express, P.O. Box 650448, Dallas, TX 75265-0448
518322535	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
518341069	+ BANK OF AMERICA, N.A., KML Law Group, P.C., 216 Haddon Avenue, Ste. 406, Westmont, NJ 08108-2812
518296091	+ Bank of America, P.O. Box 15019, Wilmington, DE 19850-5019
518296090	+ Bank of America, P.O. Box 31785, Tampa, FL 33631-3785
518424842	Bank of America, N.A., PO Box 31785, Tampa, FL 33631-3785
518296092	+ Bank of America, N.A., c/o Brian Moynihan, Chairman & CEO, 100 North Tryon Street, NC1-007-56-11, Charlotte, NC 28255-0001
518296095	+ Crider Avenue Properties, LLC, 360 Crider Ave., Moorestown, NJ 08057-1239
518296097	+ Flaster Greenberg, P.C., Attn: Managing Member, 1810 Chapel Ave. West, Cherry Hill, NJ 08002-4618
518296098	Ford Motor Credit, P.O. Box 65057, Dallas, TX 75265
518664439	+ IBEW Local 98 Benefit Funds, c/o Jewemy E. Meyer, Esquire, Cleary Josem & Trigiani, LLP, 325 Chestnut St., Suite 200, Philadelphia, PA 19106-2602
518296100	+ Landmark Growth Capital Partners LP, Attn: President, 10 Mill Pond Lane, Simsbury, CT 06070-2429
518296099	+ Landmark Growth Capital Partners LP, c/o Scarinci & Hollenbeck, LLC, 1100 Valley Brook Ave., Bo 790, Lyndhurst, NJ 07071-3620
518296102	+ Landmark Iam Growth Capital LP, Attn: President, 10 Mill Pond Lane, Simsbury, CT 06070-2429
518296101	+ Landmark Iam Growth Capital LP, c/o Scarinci & Hollenbeck LLC, 1100 Valley Brook Ave., Box 790, Lyndhurst, NJ 07071-3620
518731305	+ M. Joseph Dickerson, Esquire, Heritage Law Group, 120 North Collins St., Suite 201, Plant City, FL 33563-3318
518524591	+ MidCap Funding XVII Trust, c/o Midcap Financial Services-Servicer, Attn: TCJ Servicing Manager, 7255 Woodmont Avenue, Suite 200, Bethesda, MD 20814-7904
518296104	+ Noble Opportunity Fund II L.P., Attn: President, Suite 101, 1817 Old Homestead Lane, Lancaster, PA 17601-6751
518296103	+ Noble Opportunity Fund II L.P., c/o Windels Marx Lane & Mittendorf LLP, Attn: Mark Slama, Esquire, 120 Albany Street Plaza, New Brunswick, NJ 08901-2163
518296107	+ SGF Credit Partners, 1541 Ocean Ave., Suite 200, Santa Monica, CA 90401-2104
518411209	++ STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245, TRENTON NJ 08646-0245 address filed with court:, State of New Jersey, Division of Taxation, Bankruptcy Section, PO Box 245, Trenton, NJ 08695-0245
518731304	+ Tampa Service Company, Inc., d/b/a, Pacesetter Personnel Service, 3203 W. Alabama, Houston, TX 77098-1701

TOTAL: 29

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Mar 31 2021 22:06:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov		

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		Mar 31 2021 22:06:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
518296089	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Mar 31 2021 23:01:16	AT & T Universal Card, 6716 Grade Lane, Building 9, Suite 910, Louisville, KY 40213-3410
518415655	Email/Text: ally@ebn.phinsolutions.com	Mar 31 2021 22:05:00	Ally Financial Lease Trust, PO Box 130424, Roseville MN 55113-0004
518296087	+ Email/PDF: gecsedl@recoverycorp.com	Mar 31 2021 23:31:23	Amazon Prime Store Card/Synchrony Bank, P.O. Box 960013, Orlando, FL 32896-0013
518296093	+ Email/PDF: AIS.cocard.ebn@americaninfosource.com	Mar 31 2021 23:32:07	Capital One, 6125 Lakeview Rd., Suite 800, Charlotte, NC 28269-2605
518364818	+ Email/PDF: EBN_AIS@AMERICANINFOSOURCE.COM	Mar 31 2021 23:16:59	Capital One Bank (USA), N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
518323368	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Mar 31 2021 22:06:00	Department of Treasury, Internal Revenue Service, P O Box 7346, Philadelphia, PA 19101-7346
518296096	+ Email/Text: mrdiscen@discover.com	Mar 31 2021 22:05:00	Discover, P.O. Box 6103, Carol Stream, IL 60197-6103
518328293	Email/Text: mrdiscen@discover.com	Mar 31 2021 22:05:00	Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025
518410098	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Mar 31 2021 23:33:34	Portfolio Recovery Associates, LLC, c/o At&t, POB 41067, Norfolk VA 23541
518518756	+ Email/PDF: gecsedl@recoverycorp.com	Mar 31 2021 23:31:22	Synchrony Bank, c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk VA 23541-1021
518298496	+ Email/PDF: gecsedl@recoverycorp.com	Mar 31 2021 23:14:55	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
518685660	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Mar 31 2021 22:06:00	United States Trustee, One Newark Center, Suite 2100, Newark, NJ 07102-5235

TOTAL: 14

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
518322536	*	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
518322537	*	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
518325434	*	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
518386387	*	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
518296094	##+	Credit Junction, 132 West 31st St., Suite 1301, New York, NY 10001-3436
518296105	##+	NW Sign Industries, Inc., 360 Crider Ave., Moorestown, NJ 08057-1239
518296106	##+	Patricia J. Brodie, 810 Joshua Court, Moorestown, NJ 08057-3830
518318224	##+	William and Stephanie Smith, 401 Hawthorne Road, Pittsburgh, PA 15209-1701

TOTAL: 0 Undeliverable, 4 Duplicate, 4 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains**

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the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 02, 2021

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 31, 2021 at the address(es) listed below:

Name	Email Address
Brian Thomas	on behalf of Trustee Brian Thomas brian@brianthomaslaw.com bthomas@ecf.axosfs.com
Brian Thomas	brian@brianthomaslaw.com bthomas@ecf.axosfs.com
Daniel F. Corrigan	on behalf of Creditor Noble Opportunity Fund II LP dcorrigan@windelsmarx.com, mslama@windelsmarx.com
David A. Kasen	on behalf of Debtor Ronald Brodie dkasen@kasenlaw.com
Jeffrey M. Sponder	on behalf of U.S. Trustee U.S. Trustee jeffrey.m.sponder@usdoj.gov jeffrey.m.sponder@usdoj.gov
Joel R. Glucksman	on behalf of Creditor Landmark IAM Growth Capital LP jglucksman@sh-law.com, rjoyce@sh-law.com
Joel R. Glucksman	on behalf of Creditor Landmark Growth Capital Partners LP jglucksman@sh-law.com, rjoyce@sh-law.com
John C. Kilgannon	on behalf of Creditor William R Smith jck@stevenslee.com
John C. Kilgannon	on behalf of Creditor Stephanie Smith jck@stevenslee.com
Kevin Gordon McDonald	on behalf of Creditor BANK OF AMERICA N.A. kmcdonald@kmlawgroup.com, bkgroup@kmlawgroup.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov
United States Trustee	USTPRegion03.NE.ECF@usdoj.gov
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